



CITY OF LODI

PUBLIC WORKS DEPARTMENT

COUNCIL COMMUNICATION

TO: City Council

FROM: City Manager

MEETING DATE: July 6, 1988

AGENDA TITLE: Approve Acceptance of One-Foot Dedication in the 2000 Through 2300 Blocks of West Tokay Street (Westdale, Tract 631)

RECOMMENDED ACTION: That the City Council accept by resolution the dedication of Parcels C, D, E, and F that were offered for dedication on the map of WESTDALE.

BACKGROUND INFORMATION: On June 1, 1988, the City Council discussed the above proposal and asked that additional information be made available. The original Council Communication is attached as Exhibit A for your information. In addition, an enlarged map of the ares. is attached as Exhibit B.

Since the June 1 meeting, this Department has discussed the matter with Mr. Irvin Bender, one of the owners of the one-foot strip. Mr. Sender feels that once the one-foot strips become street right of way, the two lots at 700 Willow Avenue and 701 Peach Street could be easily parceled into two lots each, or the lots rezoned from R-1 to R-2 and duplexes constructed. Either of the above scenarios would be a considerable monetary gain to the owners of the two lots at the expense of the early developers who constructed the street and installed the utilities. Mr. Bender is asking that if the City accepts the dedication, the owners of the one-foot strip be given some guarantee of return on their investment should either of these parcels construct an additional dwelling unit. Such a guarantee would be very difficult to monitor in the future, and it is highly unlikely that the City could legally make such a commitment.

Mr. Bender did indicate that should the Council determine the City could not maintain the one-foot strip as private property until the adjacent property developed, that a compromise might be to give the owners three years to make financial arrangements with present property owners on Peach and Willow. At the end of three years, the City would accept the dedication regardless. If the Council accepts the compromise, we would recommend acceptance of Parcel C at this time because it *is* already developed. Then Parcels D, E, and F would be covered by the three year compromise.

This Department still feels that 26 years is an adequate time for recouping the original investment when in all probability the original costs for Tokay Street and utilities entered into their financial calculations and were distributed over the 120 lots in the original subdivision. Under similar

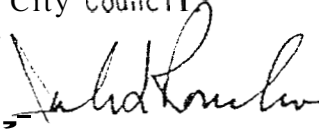
APPROVED:


THOMAS A. PETERSON, City Manager

FILE NO.

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Westdale
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circumstances under today's City policies, reimbursement to developers for utility installation runs for a period of only 10 years with no reimbursement for extra street width. It is recommended that all parcels be accepted by the City Council.



J. Ronsko
Public Works Director

JLR/GER/ma

Attachments

cc: Irvin Bender
Property Owners Affected



CITY OF LODI

PUBLIC WORKS DEPARTMENT

Exhibit A

COUNCIL COMMUNICATION

TO: City Council
FROM: City Manager
MEETING DATE: June 15, 1988
AGENDA TITLE: Acceptance of One-Foot Dedication in the 2000 Through 2300 Blocks of West Tokay Street (Westdale, Tract 631)

RECOMMENDED ACTION: That the City Council accept by resolution the dedication of Parcels "C", "D", "E" and "F" that were offered for dedication on the map of WESTDALE.

BACKGROUND INFORMATION: In July of 1962, the map of WESTDALE, Tract 531, was approved by the City Council. In addition to normal dedications of streets and easements, the owners did "reserve and dedicate those certain one foot strips designated as Parcels 'A', 'C', 'D', 'E' and 'F' for widening of TOKAY STREET at such times as the governing body may require the same".

A sketch showing the location of these strips is attached.

The original purpose of the strips was to enable the subdivider to recoup some of his costs in providing utilities, land, paving, etc. in excess of those needed for the initial subdivision on the north side of Tokay Street. This transaction was to take place when the property owner on the south wanted access across the one-foot strip.

With acceptance of the Hixson Tract in 1972 and the Apple Orchard subdivision last month, Parcel A has been accepted and all parcels fronting the remaining one-foot strips are developed.

The original developers have had over 25 years to recoup any extra costs and the retention of one-foot strips are no longer in conformance with present City policy.

With acceptance of the one-foot strips by the City Council, the four parcels on the corners of Tokay Street and Peach Street and Tokay Street and Willow Avenue will become corner lots and have access to Tokay Street if they so desire. Once the City owns the one-foot strip, should the adjacent parcels decide to make improvements in excess of \$13,000, they could be required to install off-site improvements on Tokay Street (i.e., sidewalk).

APPROVED:

THOMAS A. PETERSON, City Manager

FILE NO.

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Because the remaining one-foot strip parcels front only developed property and because of the time that has elapsed during which the one-foot strip has been in existence, it is recommended that the **City** Council accept the remaining one-foot strips offered in dedication.

The owner has been notified of this department's recommendation.



Jack L. Ronsko
Public Works Director

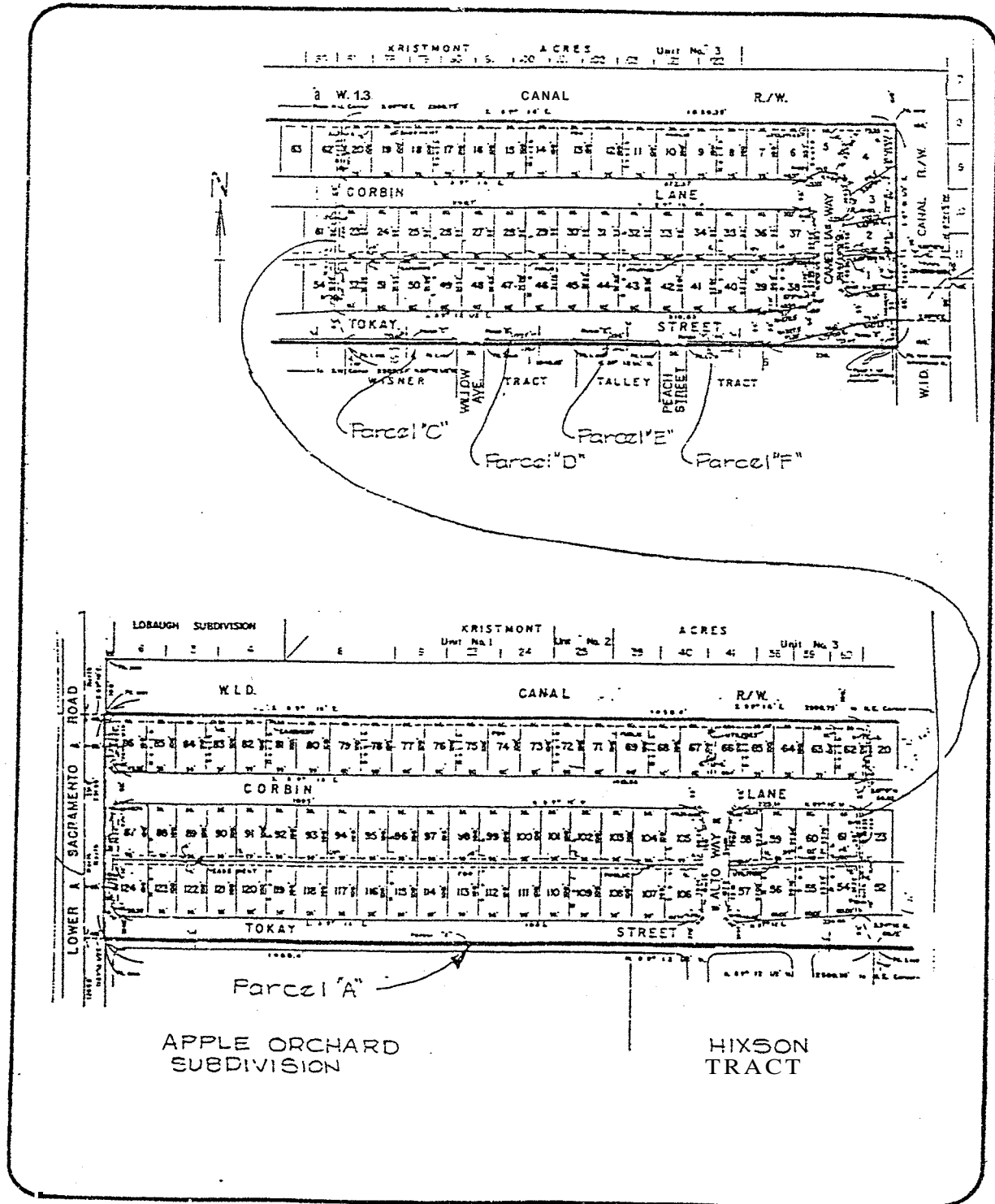
JLR/GER/ma

Attachment



CITY OF LODI

PUBLIC WORKS DEPARTMENT

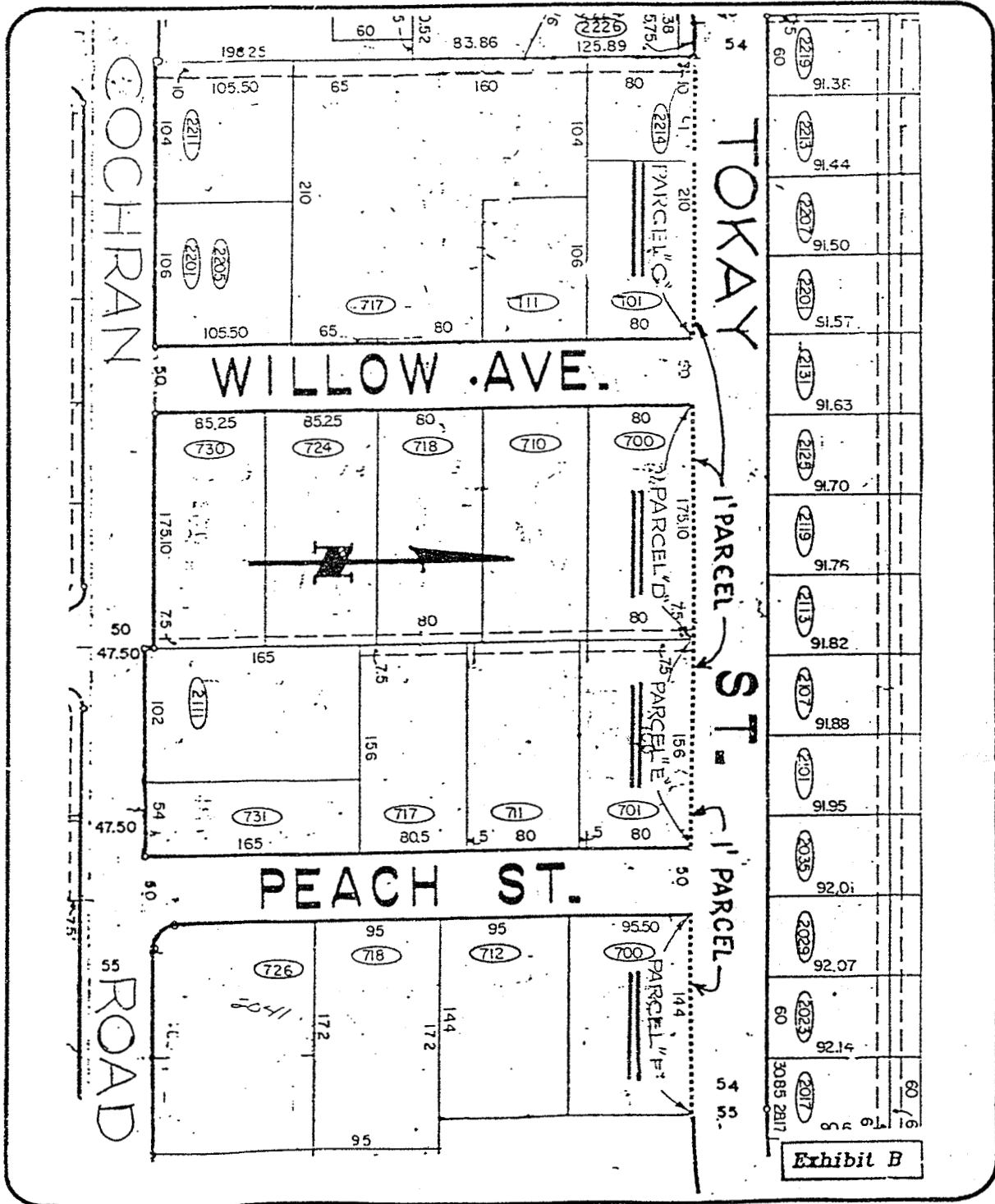
TOKAY STREET
ONE FOOT DEDICATIONS

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CITY OF LODI
PUBLIC WORKS DEPARTMENT

**TOKAY STREET
ONE FOOT DEDICATIONS**



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CITY COUNCIL

JAMES W PINKERTON Jr Mayor
JOHN R (Randy) SNIDER
Mayor Pro Tempore
DAVID M HINCHMAN
EVELYN M OLSON
FREDM REID

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
CALL BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 334-5631

TELECOPIER (209) 333-6795

THOMAS H PETERSON
City Manager
ALICE M REIMCHE
City Clerk
BOB McNATT
City Attorney

dune 30, 1988

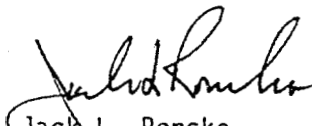
SUBJECT: Approve Acceptance of One-Foot Dedication in the 2000 Through
2300 Blocks of West Tokay Street (Westdale, Tract 631)

Dear Property Owner/Resident:

Enclosed is a copy of background information on an item that will be discussed at the City Council meeting on Wednesday, July 6, 1988, at 7:30 p.m. The meeting will be held in the City Council Chamber, 2nd Floor, City Hall, 221 West Pine Street. You are welcome to attend.

If you wish to comment on this item at the meeting, please contact Alice Reimche, City Clerk, at (209) 333-6702.

If you have any questions about the item, please call Glenn Robison or me at (209) 333-6706.


Jack L. Ronsko
Public Works Director

JLR/ma

Enclosure

cc: City Clerk

RESOLUTION NO. 88-89

RESOLUTION ACCEPTING THE ONE-FOOT DEDICATION
OF PARCELS "C", "D", "E" AND "F", IN THE 2000 THROUGH 2300 BLOCKS
OF WEST TOKAY STREET (WESTDALE, TRACT 531)

RESOLVED, that the City Council of the City of Lodi does hereby accept for the purpose of the widening of Tokay Street, the one-foot strip dedication of Parcels "C", "D", "E" and "F" that were offered for dedication on the map of Westdale in the 2000 through 2300 blocks of West Tokay Street (Westdale, Tract 631), as shown on Exhibit "A" and Exhibit "B" attached hereto and thereby made a part hereof.

Dated: July 6, 1988

I hereby certify that Resolution No. 88-89 was passed and adopted by the City Council of the City of Lodi in a regular meeting held July 6, 1983 by the following vote:

Ayes : Council Members -
Noes : Council Members -
Absent: Council Members -

Alice M. Reimche
City Clerk

88-89

RES88/89/TXTA.01V